7.0 LEE & BLAKELY SITE - 3031 ISLETA BOULEVARD SW
NMED Facility Number 11475001

7.1 INTRODUCTION/SITE HISTORY

Based on a comprehensive review of available historical data, past Site knowledge, and completion of a detailed site inspection, FEI/TPA completed the following Site summary. In addition, a detailed map was constructed summarizing known Site conditions and is presented in Figure 7A.

- The Lee and Blakely Site (now Brown's Discount Feed) was initially investigated by the Bernalillo County Environmental Health Department (BCEHD) during the early phases of their Technology Deployment Initiative (TDI). Four former gasoline USTs were excavated and removed from the site in March, 1998 after their location had been determined utilizing ground penetrating radar and magnetometer surveys. During UST removal activities, two 1,000-gallon gasoline tanks and two 750-gallon tanks were found, which are believed to have been leaded gasoline tanks. It was also reported that a former diesel UST was removed from the site prior to 1985. Approximately 403 tons of contaminated soil and 250 gallons of a product/ground water mix were removed during tank excavation and disposed of off-site. During the UST excavation, a backhoe trench near the former diesel UST area was completed and was found to be hydrocarbon stained, and subsequent TPH levels were 4300 mg/kg.


Looking South in front of store

- Subsequent investigation by FEI has shown that soil and ground water contamination is still present at the Site and will require additional remediation. Figure 7A provides the approximate extent of soil and ground water contamination at the Site. Additional details regarding these recent investigations are available in *Site Investigation Report, Lee & Blakely Feedstore, 3031 Isleta Blvd. SW*, FEI, September, 1999.

- During FEI's Investigation, a total of 19 soil borings and 8 monitor wells were advanced at the Site to depths of between 8 and 16 feet below ground surface (bgs) at the locations shown on Figure 7A. Hollow-stem auger (HSA) drilling techniques were used. Site geology, as observed in retrieved split-spoon samples and soil cuttings, can generally be classified as near surface (< 3 to 4 ft. bgs) silty sands with localized, discontinuous silty or clay units, which grade to medium to coarse grained sands with depth. The sand zone along the air-water interface contains the majority of the adsorbed residual petroleum hydrocarbons.

- During the Investigation, water saturated conditions were generally first encountered in boreholes and monitor wells at depths ranging between approximately 5.5 to 6.5 feet. Depth to ground water

measurements collected from the monitor wells in February, June, and September 1999 indicate that the potentiometric water surface slopes to the south-southwest at a gradient of approximately 0.0013 feet/foot. Based on grain size distributions of selected soil samples the hydraulic conductivity (K) of the upper portion of the saturated zone is approximately 1000 to 1500 gpd/ft.

- Nineteen (19) soil borings were advanced at the Site between February and May, 1999 using a CME-55 hollow-stem auger (HSA) drill rig supplied and operated by Rodgers Drilling, Inc. Eight (8) of the borings were completed as monitor wells MW-1, MW-1D, MW-2, MW-3, MW-4, MW-5, MW-6 and MW-7. The remaining soil borings were backfilled with activated bentonite and bentonite-cement grout following completion.

- During drilling activities, retrieved sediment samples were collected from the boreholes and analyzed in the field for Total Ionizable Volatile Compounds (TIVC) using either a Thermo-Environmental Instruments Model 580-B PID or a RAE-2000 PID, both of which utilize a 10.6 eV lamp. At each drilling location one or more sediment samples were also collected using the USTR Methanol Extraction Method for gasoline-range hydrocarbons and standard methods for diesel and oil-range hydrocarbons and sent to Pinnacle Laboratories, Inc. for analyses. Laboratory samples were analyzed for Total Petroleum Hydrocarbons (C_6-C_{36} carbon range) using EPA Method 8015 (modified) and BTEX and MTBE using EPA Method 8021 (modified).


Looking North in front of store

- Select samples were also collected for analysis of Total Organic Carbon (TOC), grain size, percent moisture, clay content/plasticity, and heterotrophic bacterial population counts.

- On February 22, 1999 and June 10, 1999, FEI sampled ground water monitor wells at the Site. Prior to ground water sampling, depth to water was measured in each well with an electronic water level meter accurate to +/- 0.01 feet. Each well was then developed and purged by removing greater than or equal to three well volumes of water using a Grundfos sampling pump. Ground water samples collected by FEI were analyzed for BTEX, MTBE, EDC, and TMBs using EPA Method 8260, for EDB using EPA Method 504.1, and for napthalenes by EPA Method 8310.

- Examination of laboratory and field sampling data indicate the residual contamination exists primarily as sorbed phase TPH (primarily in the C_6 to C_{10} hydrocarbon range – weathered gasoline) in medium sand layer lying at a depth of approximately 5 to 8 feet bgs.

- Ground water sampling data indicate the presence of a benzene dominated dissolved-phase ground water hydrocarbon plume emanating from the vicinity of the former Lee and Blakely USTs. The

extent of off-site ground water contaminant migration appears to be of limited extent, although it does appear to extend south of the Site. (Figure 7A)

- The analyses of soil and ground water samples indicate that the primary contaminant is gasoline. The modest levels of BTEX components found in the ground water in comparison to the residual TPH found in the overlying soils suggests that at least portions of the hydrocarbon releases are old. However, the presence of a benzene dominated dissolved-phase BTEX plume in the southern portion of the Site argues for a more recent, less weathered hydrocarbon release at the Site.

- Although some residual contamination is apparent under the existing retail business buildings and under the Isleta Blvd. right-of-way, the majority of the contaminant mass appears to exist under the parking area between the buildings and the right-of-way.

- Residual spill mass estimates indicate that approximately 6,000 pounds of hydrocarbons are present in the Lee & Blakely plume primarily in the form of adsorbed-phase soil contamination.

7.2 EXISTING SITE CONDITIONS

This site has been characterized and reported. Remedial alternatives have been recommended. Selection of site cleanup has been delayed until final roadway upgrade plans and acquisition/condemnation issues have been resolved. FEI/TPA have prepared this work plan to provide continued quarterly ground water monitoring until the final remedial alternatives are selected and approved.

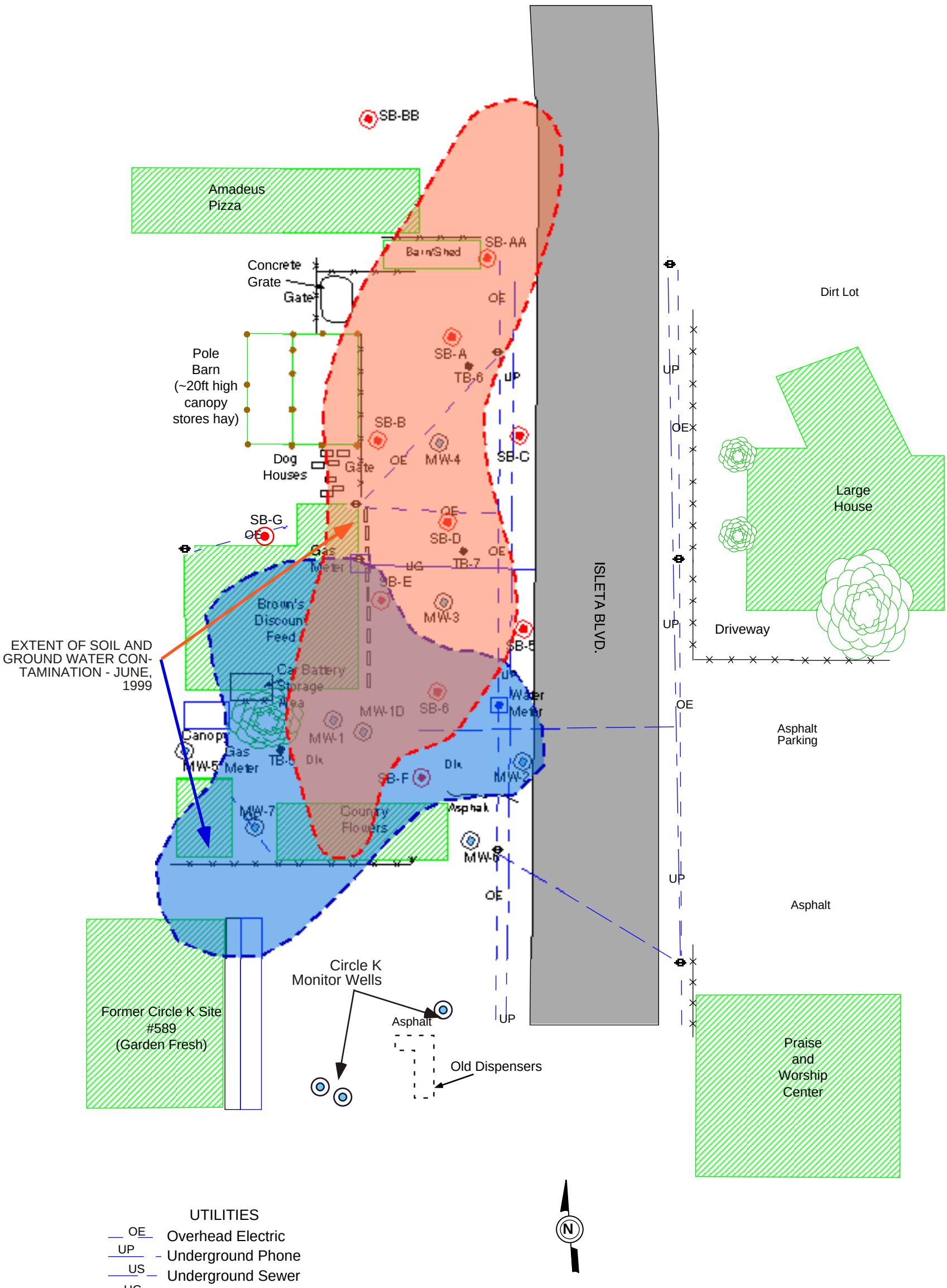
7.3 RECOMMENDED ACTIONS

Task One – Site Review and Work Plan Development

This task provides for the review of FEI and NMED/USTB files, site mapping and photography, review of historic ground water and soils data, and final preparation of this work plan for additional investigation.

Task Two – One Year of Quarterly Ground Water Monitoring

All existing monitoring wells will be inventoried and their condition for additional ground water sampling will be determined. FEI proposes to initially sample the 8 existing monitoring wells for volatile organics by EPA Method 8260. The following natural attenuation indicators will also be sampled for using field test kits: dissolved oxygen (DO), nitrate (NO_3), dissolved and total iron (Fe), alkalinity (HCO_3/CO_3), phosphate (PO_4), and sulfate (SO_4). Additional field tests will include pH, temperature, and conductivity. FEI/TPA will provide NMED/USTB and BCEHD 48-hour notification prior to initiating any sampling. These same 8 wells will be sampled on a quarterly basis after the initial sampling for one year. Wells will be analyzed by EPA Method 8021 (EDX) and the above described natural attenuation indicators. All sampling will be preceded by water level measurements and well purging. Quarterly reports will be submitted according to the requirements of USTR §1216.



LEE & BLAKELY DISCOUNT FEED STORE

3031 Isleta SW, Albuquerque, New Mexico

FIGURE 7A
HISTORIC SITE MAP

FEI | FAITH ENGINEERING, INC.

TECUMSEH
PROFESSIONAL ASSOCIATES, INC.

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NEW MEXICO CORRECTIVE ACTION FUND COST DETAIL FORM — SUMMARY SHEET

Site Name: Lee & Blakely Feed **Site Address:** 3031 Isleta SW
Albuquerque, NM 87105

Circle only one:	**Circle only one:**		
	Minimum Site Assessment	Phase 2 — Free Product / Saturated Soil Recovery	Phase 4 — Reclamation Implementation
Work plan ***Claim***	Phase 1 — Hydrogeo Investigation	Phase 3 — Reclamation Proposal	Phase 5 — Operations and Maintenance

FIXED-PRICE CONTRACT FOR ALL TASKS IN PHASE 1 AND 5

SUMMARY SHEET	**TOTAL**	**NMED Use Only** Project Manager	Auditor
PROFESSIONAL SERVICES	$9,200.00		
TAXABLE EXPENSES	$1,983.75		
TAXABLE SUBCONTRACTORS	$2,318.40		
TAXABLE SUBTOTAL	$13,502.15		
NMGRT RATE 5.5625% X TAXABLE SUBTOTAL =	$751.06		
TOTAL	$14,253.21		
NONTAXABLE EXPENSES			
NONTAXABLE SUBCONTRACTORS			
NONTAXABLE SUBTOTAL			
GRAND TOTAL OF CLAIM	$14,253.21		

12/1/95•BJWR

NEW MEXICO CORRECTIVE ACTION FUND COST DETAIL FORM — PROFESSIONAL SERVICES

Site Name: Lee & Blakely Feed **Site Address:** 3031 Isleta SW
Albuquerque, NM 87105

Circle only one:
Work plan ***Claim***

Circle only one:
Minimum Site Assessment
Phase 1 — Hydrogeo Investigation
Phase 2 — Free Product / Saturated Soil Recovery
Phase 3 — Reclamation Proposal
Phase 4 — Reclamation Implementation
Phase 5 — Operations and Maintenance

FIXED-PRICE CONTRACT FOR ALL TASKS IN PHASE 1 AND 5

NMED Use Only

PROFESSIONAL SERVICES	Invoice #	Rate	Unit	# of Units	Total	Project Manager	Auditor
initial sampling + 3 qtrs gw monitoring					$9,200.00		
SUBTOTAL					$9,200.00		

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NEW MEXICO CORRECTIVE ACTION FUND COST DETAIL FORM — EXPENSES

Site Name: Lee & Blakely Feed

Site Address: 3031 Isleta SW
Albuquerque, NM 87105

Circle only one:

Work plan ***Claim***

Circle only one:

Minimum Site Assessment

Phase 1 — Hydrogeo Investigation

Phase 2 — Free Product / Saturated Soil Recovery

Phase 3 — Reclamation Proposal

Phase 4 — Reclamation Implementation

Phase 5 — Operations and Maintenance

FIXED-PRICE CONTRACT FOR ALL TASKS IN PHASE 1 AND 5

NMED Use Only

EXPENSES	Invoice #	Rate	Unit	# of Units	Total	Project Manager	Auditor
NONTAXABLE							
N/A							
NONTAXABLE SUBTOTAL							
TAXABLE							
initial sampling + 3 qtrs gw monitoring					$1,983.75		
TAXABLE SUBTOTAL					$1,983.75		

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NEW MEXICO CORRECTIVE ACTION FUND COST DETAIL FORM — SUBCONTRACTOR CHARGES

Site Name: Lee & Blakely Feed

Site Address: 3031 Isleta SW
Albuquerque, NM 87105

Circle only one:

Work plan ***Claim***

Circle only one:

Minimum Site Assessment

Phase 1 — Hydrogeo Investigation

Phase 2 — Free Product / Saturated Soil Recovery

Phase 3 — Reclamation Proposal

Phase 4 — Reclamation Implementation

Phase 5 — Operations and Maintenance

FIXED-PRICE CONTRACT FOR ALL TASKS IN PHASE 1 AND 5

NMED Use Only

SUBCONTRACTORS	Invoice #	Rate	Unit	# of Units	Total	Project Manager	Auditor
NONTAXABLE **N/A**							
NONTAXABLE SUBTOTAL							
TAXABLE initial sampling + 3 qtrs gw monitoring					$2,318.40		
TAXABLE SUBTOTAL					$2,318.40		